

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12915 of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under a campus plan to construct an intercultural center in an R-3 District at the premises 3700 O Street, N.W., (Square 1321, Part of Lot 1).

HEARING DATE: April 18, 1979
DECISION DATE: May 2, 1979

FINDINGS OF FACT:

1. The property is located in an R-3 District on the main campus of Georgetown University. The subject site is located on the eastern side of the campus adjacent to GRAVENOR and COPLEY halls.

2. The applicants request permission to erect an academic Intercultural Center. The proposed facility is designed to meet a pressing need of the University for adequate academic facilities that presently do not exist. The Intercultural Center will consolidate both the academic needs of the graduate and undergraduate schools and the administrative academic support function. The project is designed to accommodate as part of the initial construction or future construction a solar electric energy system in the form of a roof covering. The facility is proposed to include a Fine Arts wing which will house an auditorium with a capacity of 400 to 500 seats.

3. The Board of Zoning Adjustment heard this case pursuant to a stipulation signed by counsel for Georgetown University and counsel for the Citizens Association of Georgetown, Inc. and the Foundation for the Preservation of Historic Georgetown. The stipulation reads as follows:

"The parties to BZA Application No. 10814 hereby stipulate and agree that BZA Application No. 12915 may proceed and be decided by the Board of Zoning Adjustment without regard to the pendency of the review proceedings respecting the Board's Order of December 19, 1977, in BZA Application No. 10814. The parties further agree that the validity of the decision of the Board in Application No. 12915 will not be affected by the result of the review proceedings respecting the Board's Order of December 19, 1977, and that

the Order entered by the Board in Application No. 12915 shall not be construed as having any bearing upon the validity of the Board's Order of December 19, 1977".

4. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited University and authorized to confer degrees, and qualifies as a University under the Zoning Regulations.

5. The location of the Intercultural Center is within the campus boundaries of Georgetown University.

6. There will be no increase in the number of students, faculty or academic staff as the result of this building.

7. The Center is substantially removed from any nearby residences. The Intercultural Center will remove some activities and presence of many University functions and operations from the edge of the campus bordering residential uses.

8. There will be no noise that will affect residents because of the location of the facility away from the edge of the campus.

9. The Center will provide needed academic facilities on campus, thus reducing the number of vehicles traveling off campus.

10. There will be an access to the truckloading facilities of the building through the large parking area in the southern part of the campus. No additional traffic will be generated and in fact fifty-four parking spaces will be eliminated with the proposed construction.

11. The Zoning Regulations require that the University provide 1,774 parking spaces; the University actually provides 3,708 parking spaces. Therefore, no additional parking spaces are required.

12. The Fine Arts Commission voiced no objection to the construction of the Intercultural Center.

13. The Board approved a campus plan for Georgetown University in Case No. 10814. The proposed building is consistent with the University's Campus Plan.

14. The Floor Area Ratio of the Campus including the proposed Center will remain well within the F.A.R. requirements.

15. The Department of Transportation, by memorandum dated April 23, 1979, reported that the proposed facility, a classroom and faculty office building that will house many of the existing academic functions now located in Square 1222, is identified on the approved Master Plan. There will be no increase in the number of students, faculty or staff. However, there will be a slight increase in housekeeping personnel. The facility will require no changes in the Master Plan parking requirements. The Department therefore, did not expect the proposed development to cause measurable adverse impact on the street or transportation system. The Board so finds.

16. The Advisory Neighborhood Commission neither appeared in person nor filed a written statement with the Board concerning this application.

17. One resident of the area appeared and offered no objections, but requested that no antenna tower be constructed and that the parking spaces be maintained at the present level.

CONCLUSION OF LAW:

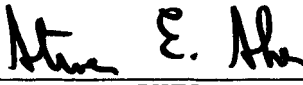
The Board concludes that Georgetown University meets the requirements of a university within the meaning of the Zoning Regulations. The Board concludes that the proposed Intercultural Center is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions. The Board concludes that the proposed center, when added to all existing buildings and structures on the campus, does not exceed the gross floor area prescribed for the R-5-B District. The Board concludes that the proposed center is consistent with the approved campus plans. It is, therefore, ORDERED that the above application be GRANTED subject to the condition that there shall be no antenna tower as pictured on Exhibit 9 of the record.

VOTE:

3-0 (William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants to grant, Charles R. Norris not voting, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 3 JUL 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.